

February 27, 2009



Planning Department Newsletter



CITY COUNCIL DECIDES AGAINST UNIVERSITY DISTRICT

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At its February 24 meeting, the City Council declined the proposal by WSU to establish a university district in a 5 to 2 vote. The Council made this decision after accepting a great deal of public input, including comments from 39 community members over the course of two hours during the session.

The university district concept was proposed as a means for WSU and the city to combine resources in the interest of improving public services on College Hill. The approximate boundaries of the district were Garfield Street on the north, Maple Street on the west, Oak Street on the south, and the WSU campus on the east. At the Council meeting of January 20, President Elson Floyd presented his latest proposal for the university district. At that time, he asked the Council to establish the district. He also stated that, if he was granted that request, he would appoint a broadly constituted advisory board to develop the specific requirements for improvement of the district.

Before taking a formal vote on the matter at the February 24 meeting, Council members made several comments, including the following:

- it is important to address College Hill matters in a comprehensive fashion
- everyone involved should practice personal responsibility to improve their part of College Hill
- the city and WSU have worked together to accomplish a great many improvements on College Hill, and both entities will continue to be active in this regard because the status quo is no longer acceptable
- there are various programs and organizations already in place to enhance the neighborhood, including the College Hill Tomorrow program, the College Hill Association, the Better Neighborhoods for Pullman committee, and the Landlord/Tenant Association
- the university district proposal has increased awareness of College Hill issues and potential solutions, and all interested parties are encouraged to stay involved by joining one or more of the existing processes

Council members expressed their gratitude to all of the individuals who provided input regarding this matter. Council member Barney Waldrop said it was a great example of the democratic process at work.

COMMISSION HOLDS COLLEGE HILL STAKEHOLDER WORKSHOPS

As part of the city's ongoing College Hill Tomorrow program, the Planning Commission held two stakeholder workshops during the month of February. The College Hill Tomorrow project was established to refine a 2007 College Hill consultant study into a neighborhood plan for that portion of the hill bounded by Stadium Way, Grand Avenue, and Main Street (excluding the WSU campus). The February workshops built upon previous activities conducted as part of this program, including a Planning Commission public forum in October 2007, key informant interviews completed early last year, and an open house held in April of 2008.



The stakeholder sessions were conducted on February 4 and 18 at City Hall. The Commission invited representatives from WSU staff, WSU students, the College Hill Association, rental property management companies, the real estate development community, the Pullman police department, the Chamber of Commerce, the Greek Alumni Organization, and the College Hill faith community. In all, 16 individuals attended the first session, and 18 participated in the second meeting. The topics covered during the two workshops were land use, housing density, neighborhood appearance, parking, law enforcement, WSU involvement, infrastructure, housing conditions, and historic resources. The major themes that arose from the discussions were as follows:

- conditions on College Hill are getting better due to enhanced law enforcement tools (e.g., nuisance ordinance, fighting ordinance, and noise ordinance revisions), more orderly parking, infrastructure improvements, and the late night

transit service

- community members appreciate the commitment WSU has shown to improve conditions in the neighborhood
- most stakeholders like the mix of land uses on the hill, but there is disagreement about whether allowable residential density should be increased or decreased
- the majority of stakeholders advocated for some type of on-street parking permit system, together with remote parking lots for long-term storage needs
- many stakeholders expressed interest in enhanced design standards to improve the compatibility of new construction in the neighborhood, while others were concerned about this additional layer of regulation
- sidewalks and crosswalks on the hill need ongoing maintenance, and street lighting must be continuously monitored to aid in security
- trees and open space on the hill should be retained and/or enhanced
- housing conditions on College Hill have improved over the years, but there are still dwellings in need of repair
- two major appearance issues in the neighborhood are trash accumulation and inadequate summer yard maintenance
- historic resources on the hill should be valued and preserved

Over the next few months, the planning department will combine the input received at these workshops with the rest of the information it has accumulated in order to develop a draft plan for the neighborhood. This proposed plan will then be discussed at public meetings conducted by the Planning Commission prior to its submittal to the City Council for possible adoption.

If you have any comments on issues or possible solutions pertaining to College Hill, please contact the planning department by email at pete.dickinson@pullman-wa.gov or by postal mail at 325 SE Paradise Street, Pullman, WA 99163.

CITY COUNCIL ADOPTS NEW STORMWATER UTILITY

In response to state regulations, the city of Pullman recently authorized the creation of a stormwater utility fund to support an increase in services required for meeting National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater Permit compliance. As a result, stormwater utility fees will be charged on all developed property within the city limits. The stormwater utility ordinance and fee schedule were adopted by the City Council on February 3, 2009. Fees will be assessed beginning with the March billing cycle with charges first appearing on utility bills dated March 25th.

Below is a compilation of frequently asked questions and answers related to this new program.

1) *What is stormwater?*

Stormwater is rain and snow melt that runs off surfaces such as rooftops, paved streets, parking lots and other areas that prevent or slow infiltration of water into the ground. Most surfaces in Pullman produce some amount of runoff, even undeveloped land. As water runs off these surfaces, it can pick up pollution such as: oil, fertilizers, pesticides, soil, trash, and animal waste. From here, the water might flow directly into a local stream. Or, it may enter one of many of Pullman's storm drains and continue through pipes until it is released untreated into a local waterway. Most of Pullman's stormwater eventually makes its way into the South Fork of the Palouse River.

2) *Why did Pullman create a stormwater utility?*

The Washington Department of Ecology (Ecology) has determined that Pullman's stormwater is contributing to the impairment of the streams that run through town. As a result, the city is under state mandate to improve the quality of our stormwater and reduce the amount of pollutants to the maximum extent practicable. In February 2007, Pullman came under the National Pol-

lutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater Permit. The Permit is administered by Ecology and includes a detailed list of costly stormwater management actions that the city needs to perform in order to remain in compliance with state law.

3) *What properties are included in the utility?*

The boundary, or service area, of the city stormwater utility will include the entire incorporated area of the city. For now, only developed properties with impervious surfaces on them will be assessed fees.

4) *How are the utility fees going to be determined?*

Utility fees for developed property will be determined based on the amount of impervious surface area (ISA). Impervious surface means a hard surface, which prevents or slows the entry of water into the ground and/or causes water to run off in greater quantities or at an increased rate of flow different than the natural conditions prior to development. Common impervious surfaces in Pullman include rooftops, driveways, parking lots, storage areas, paved streets, compacted gravel, packed earthen materials and oiled surfaces which similarly impede the natural infiltration of stormwater.

All developed properties with impervious surfaces in Pullman were measured and fees determined based on the number of billing units or equivalent residential units (ERU) that each type of developed property has. The ERU for Pullman was determined to be 3,500 square feet of ISA. Therefore 3,500 square feet of ISA makes one billing unit.

(Continued on page 4)

Property classifications and their corresponding ERUs include the following:

Single Family Residential	1.0 ERU
Duplex	1.0 ERU (0.5 ERU per dwelling unit)
Three-plex	1.5 ERU (0.5 ERU per dwelling unit)
Four-plex	2.0 ERU (0.5 ERU per dwelling unit)
All other properties	ISA was measured on all commercial properties, institutions, organizations, schools & multi-family properties. ERUs were calculated for each specific property by taking the total ISA measured and dividing by 3,500.

5) How much are the fees?

In order to meet the state's increasing requirements for the next three years, stormwater utility rates have been set as follows:

2009	\$3/ERU/Month
2010	\$5/ERU/Month
2011	\$7/ERU/Month

For more information on how the fees were determined and what they will be used for, please contact Stormwater Services Program Manager Rob Buchert at (509) 332-3314 or email rob.buchert@pullman-wa.gov. You can also visit the Stormwater Services website at: <http://www.pullman-wa.gov/DrawOnePage.aspx?PageID=1002>.





Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

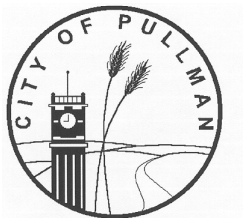
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	citywide	CC requested ordinance revisions on 1/20; ad hoc committee met on 2/9 to address ordinance revisions; CC meeting to be held in March or April to act on ordinance
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	applicant revising legal description of property
Kopf Annexation	annex 2.5 acres in C3 prezone for airport fire flow reservoir	north of Pullman-Moscow Regional Airport	PC recommended approval on 10/22; CC accepted proposal on 11/18; CC hearing scheduled for 3/10
Askins Zoning Designation (Z-08-2)	establish R3 zone for 35.8-acre parcel	along SE Johnson Avenue, 2,000 feet south of SE Old Moscow Road	PC suggested a proposed R3 zone on 12/17; PC hearing initiated on 2/25 and continued to 3/25
Schneider Administrative Variance Application (AV-09-1)	erect off-premise real estate sign	southeast corner of NW Davis Way and NW Cory Lane	applicant seeking permission from property owner
Well House No. 8/Booster No. 10 site plan (08-3)	construct pumping station for city potable water system	605 SE Derby Street	staff requested project engineer to revise site plan
CAC Transitional Housing site plan (08-5)	develop 9-unit transitional housing complex on 3.8-acre site	530 NW Davis Way	staff requested applicant to revise site plan
SEL Lab Building site plan (08-6)	construct 36,000-sq-ft lab building on 2.3-acre parcel	2370 NE Hopkins Court	staff requested applicant to revise site plan
Birch Hills Apartments Carports site plan (07-14)	add two carports totaling 2,340 square feet	2200 NE Westwood Drive	staff reviewing site plan
Itani Valley Road Apartments site plan (09-1)	construct 16-unit apartment building on 27,000-sq-ft lot	1245 NE Valley Road	staff reviewing site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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WWW.PULLMAN-WA.GOV
